Recording requested by:

And when recorded, mail to:

City of Riverside Public Works Department 3900 Main Street Riverside, California 92522



1130

FOR RECORDER'S OFFICE USE ONLY

PROJECT: COC-2-812

7575 Jurupa Avenue

PLANNING COMMISSION of the CITY OF RIVERSIDE

CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): CUSTOM CAMP VANS AND SERVICE, INC., a California corporation

Pursuant to Section 66499.35 of the Government Code of the State of California, a Conditional Certificate of Compliance waiving compliance to the California Subdivision Map Act and Title 18 of the Riverside Municipal Code is hereby granted by the Planning Commission of the City of Riverside, California, for the following described real property located in the City of Riverside, County of Riverside, State of California:

That portion of Lot 13 of MC CLASKEY TRACT as shown by map on file in Book 10, Pages 36 and 37 of Maps, Riverside County records, described as follows:

BEGINNING at the southwest corner of said Lot; said corner being also a point in the northerly line of Jurupa Avenue;

THENCE North 0° 23' 30" East, 330 feet to an angle point in the northwesterly boundary of said Lot;

THENCE South 89° 37' 30" East along the northwesterly boundary of said Lot, 287.20 feet;

THENCE South 0° 23' 30" West, 277.46 feet to a point in the south line of said Lot; said point being also a point in the northerly line of Jurupa Avenue;

THENCE South 80° 01' West, along said northerly line to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion conveyed to the County of Riverside by deed dated February 15, 1955, and recorded February 25, 1955 as Instrument No. 12434. Official Records of said Riverside County:

ALSO EXCEPTING THEREFROM that portion conveyed to the City of Riverside by Deed recorded December 30, 1982, as Instrument No. 227171, Official Records of said Riverside County.

Said Certificate of Compliance is granted subject to the following conditions:

All conditions have been met.

This certificate shall serve as notice to the property owner or vendee who has applied for this certificate, a grantee of the property owner, or any subsequent transferee or assignee of the property that the fulfillment and implementation of designated conditions applied to this certificate shall be required prior to subsequent issuance of a permit or other grant of approval for development of the property. THIS ISSUANCE OF THIS CONDITIONAL CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE. MODIFY OR AFFECT ANY REQUIREMENTS OR PROVISIONS OF THE RIVERSIDE MUNICIPAL CODE PERTAINING TO ZONING REGULATIONS.

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SURVEYUR,	CITY	OF	RIVER	SIDE	. by <u>72-c</u>

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

MERLE G. GARDNER PLANNING DIRECTOR

Dated: April 19, 1990

KENNETH R. GUTIERRE PRINCIPAL PLANNER

STATE OF CALIFORNIA) COUNTY OF RIVERSIDE)

On this 19th day of April	, in the year <u>1990</u> a Notary Public in	, before me,
Margaret I. Archambault	a Notary Public in	and for said
county and state, personally appeared	Kenneth R. Gutierrez personally known to me to	,,
•		
who executed this instrument as		_ of the City
of Riverside on behalf of the Planning		
acknowledged to me that said Planning (Commission executed the same.	



OFFICIAL SEAL MAABARET I. ARCHAMBAULT 🕽 PRINCIPAL OFFICE IN BIVERSIDE COUNTY

Notory Public-California No fary Public in and for said County and State

My Comm. Exp. 5-6-91